

# **MEADOWBROOK GARDENS**

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91 & 93 Meadowbrook Lane, Mansfield, Connecticut

Town of Mansfield Planning and Zoning Commission

## **PROJECT STATEMENT OF USE**

January 25, 2016

Project Applicant:  
Uniglobe Investment LLC

Uniglobe Investment LLC is proposing to construct four buildings consisting of a total of 36 units having one and two bedrooms and a Cape Cod style architecture. The project consists of two parcels known as 91 and 93 Meadowbrook Lane which has two existing single family dwellings and one mobile home containing 4.6 acres. The existing structures will be demolished as part of this project.

The proposed Design Multiple Residence (DMR) multifamily use is identical to the existing DMR zone to the east presently owned by this applicant. The proposed plan provides enhanced landscaping along Meadowbrook Lane as a buffer to the R-20 zone to the north across from Meadowbrook Lane.

The proposal is consistent with the Town's Plan of Development in that:

1. Proposes increased residential density in a zone that has a medium to high density.
2. The site has immediate access to public water and sewer.
3. The site is located on a collector street affording vehicular accessibility.
4. The site abuts a similarly zoned land (DMR).
5. The proposal provides preservation of the onsite watercourse and associated wetlands.
6. The site is near town recreation facilities.
7. The site is near existing commercial and retail establishments.
8. The proposal provides 20% Affordable Housing units.
9. The proposal incorporates Best Management Practices (BMP) for storm water management.

In addition, the location, size, character and suitability of the proposal, is in general, compatible with Article I - Intent and Purpose, of the Town's Zoning Regulations.

The location of the proposal on a collector street in a residential area and its size of units is in harmony with the orderly development of the Town and compatible with other existing uses abutting the property to the east.

The proposal calls for a New England Cape Cod style architecture with abundant landscaping in order to provide the appearance of an established community immediately after construction. This also provides enhanced stabilization of the site after construction. The soils on the site (Merrimac and Jaffrey) being well drained sands and gravel with no bedrock near the surface requiring no basting. The materials on the site are ideal for driveway and parking area subbase. Process gravel will be brought in for the final base prior to paving.

As part of this proposal, the applicant has offered a 50 foot side yard setback to the east for driveway and parking abutting the R-20 zone. The intent is to leave as much of the existing vegetation in that setback area to provide an excellent buffer to the wetlands. Along the south side the property slopes down to the brook, the slope is remaining undisturbed to maintain a buffer between the proposed development and wetlands. This project is proposed to be built as a community with a 100 foot yard setback from Meadowbrook Lane and heavily landscaped providing an enhanced street scape minimizing visual and noise buffer reducing neighborhood impacts.

This proposal also seeks to reduce the separation distance between buildings from 50 feet to 30 feet minimum, in accordance with Article X.A.5.f. This request for reduction would allow the southerly building to be located farther to the north maintaining the existing slope and vegetation adjacent to the brook. 30 feet between buildings is usually sufficient for emergency vehicles.

Maintaining a separation between buildings creates more of a community effect rather than the complex effect several large buildings with multiple units would have and still allow for some density of units. The Cape Cod style architecture, with the individuality of separate structures, creates a village effect which will further be enhanced by the landscaping.

### **Mitigation of Impacts:**

#### **Traffic:**

A traffic study has been prepared by F. A. Hesketh & Associates, Inc., dated August 14, 2015 and submitted as part of this application. The previous study has determined the Levels of Services will be very good and that no off site roadway improvements were recommended although a condition of approval requires a walk way to be constructed to Sunny Acres which is presently under design.

#### **Buffer/Landscaping:**

A landscape plan has been prepared and submitted with this application to provide visual screening from Meadowbrook Lane along with interior plantings to provide excellent ground cover and screening for residents.

#### **Storm water:**

Storm water treatment has been designed to maximize ground water recharge using the well drained soils by the use of dry wells for all the roof leaders providing for a 100 year storm event. Likewise, collection of storm water from driveway and parking areas is directed to galleries and/or retention basins to allow for water treatment and recharge again to accommodate a 100 year storm event. A storm water management plan has been provided, see Erosion, Sedimentation & Maintenance Plan (sheet 6 of 9).

#### **Wetlands/Environmental Impact:**

Impacts to the onsite and offsite wetlands are mitigated by maintaining the vegetated area along the west and south side of the project adjacent to the wetlands along with design of the storm water system to handle a 100 year storm event.

**Sewer and Water:**

The proposed project will be served by public water and sewer system. Water for domestic and fire protection will be provided from the existing 16 inch water main located along Meadowbrook Lane. Sewer from this project to be connected to the existing sewer manhole located on the Whispering Glen project to the east.

**Neighborhood Impact:**

The setback from Meadowbrook Lane, landscaping buffer proposed between Meadowbrook Lane and site improvements along with the wetland belt and vegetation to the west and south provide excellent visual screening. The residential nature of the proposed development is consistent with the existing uses.

**Open/Recreation Space:**

Large area to the south, 100 foot front yard setback and the 50 foot setback to the west provide excellent open space and visual buffers and some passive recreation opportunities. In addition, there are off-site town recreation facilities within walking distance of this site to the west.